

**Town of Poland, Maine**  
**April 1 & April 2, 2022**  
Annual Election & Town Meeting Warrant

**To: Amie Juergens, a resident of the Town of Poland in the County of Androscoggin in the State of Maine.**

**Greetings:** In the name of the State of Maine you are hereby required to notify and warn the inhabitants of the Town of Poland qualified to vote in Town affairs, to meet upstairs at the Town Hall in the said Town of Poland on Friday the 1<sup>st</sup> day of April, A.D. 2022 at eight o'clock in the forenoon to act on articles 1 and 2 of this warrant and to meet at the Poland Regional High School, 1457 Maine Street on Saturday the 2<sup>nd</sup> day of April, 2022 at nine o'clock in the forenoon to act on articles 3 through 35 of this warrant to wit:

**MUNICIPAL ELECTION NOTICE**

**You are hereby notified that the Municipal Election, set forth in Article 2 of this Warrant, will be determined on a printed ballot by referendum vote in conformity with sections 2528 to 2532 of Title 30-A of the Maine Revised Statutes, as amended, at the Poland Town Hall, 1223 Maine Street, on Friday, April 1, 2022. The polls will be open between the hours of 8:00 AM and 7:00 PM on Friday, April 1, 2022.**

**The Annual Town Meeting portion of the Warrant (the business meeting for articles 3 through 35 of this warrant) will be held at the Poland Regional High School, 1457 Maine Street, on Saturday, April 2, 2022 beginning at 9:00AM.**

Unless specifically noted in the article, the budget appropriation, and financial items voted on in this warrant are for the Town's 2023 fiscal year covering the period July 1, 2022 through June 30, 2023.

The Registrar of Voters, Nicole M. Pratt, gives notice that the registrar's office will be in session from 8:00 AM to 7:00 PM at the Town Hall on Friday, April 1, 2022 for the purpose of registering new voters and correcting the current list of voters.

**Article 1.** To choose a Moderator to preside at said election and town meeting.

*Note: Town Charter Regulation - A quorum to elect a Moderator and to proceed with an election process shall be a minimum of ten (10) registered voters.*

**Article 2.** To elect by secret ballot two (2) Selectpersons for a term of three (3) years, two (2) Library Trustees for a term of three (3) years, and one (1) RSU #16 School Director for a term of three (3) years, and one (1) Budget Committee member for a term of two (2) years.

*Note: Municipal Officials' terms begin April, 2022; RSU Directors' terms begin July, 2022.*

**LEGISLATIVE ARTICLES**

**Article 3.** To see if the Town will vote to adopt the **Maine Moderator's Manual** as prepared by the Maine Municipal Association as the parliamentary procedure at Town Meeting for the ensuing year, or see what action the Town will take.

*Note: Town Charter Requirement - The business portion of the Town Meeting requires that a minimum of one hundred (100) registered voters be present, and the quorum must stand for the remainder of the business meeting. Except as provided for within the Charter, the general law shall govern the calling of and proceedings at the Town Meeting.*

**Article 4.** To see if the Town will vote to adopt the 2022 Amendment to the **Poland Comprehensive Land Use Code** – Section 303.2 “Applications for Permits”? (A copy of the proposed ordinance amendment is

available for inspection in the Clerk's office, as well as on the Town's web site at polandtownoffice.org, and will also be available at Town Meeting.) **Planning Board recommends approval.**

**Article 5.** To see if the Town will vote to adopt the 2022 Amendment to the **Poland Comprehensive Land Use Code** – Section 504.3 “Nonconforming Structures”? (A copy of the proposed ordinance amendment is available for inspection in the Clerk's office, as well as on the Town's web site at polandtownoffice.org, and will also be available at Town Meeting.) **Planning Board recommends approval.**

**Article 6.** To see if the Town will vote to adopt the 2022 Amendment to the **Poland Comprehensive Land Use Code** – Section 1100 “Short Title”? (A copy of the proposed ordinance amendment is available for inspection in the Clerk's office, as well as on the Town's web site at polandtownoffice.org, and will also be available at Town Meeting.) **Planning Board recommends approval.**

**Article 7.** To see if the Town will vote to adopt the 2022 Amendment to the **Poland Comprehensive Land Use Code** – Section 1103 “Other Coded Adopted in Conjunction with the Building Code Standards for the Town of Poland”? (A copy of the proposed ordinance amendment is available for inspection in the Clerk's office, as well as on the Town's web site at polandtownoffice.org, and will also be available at Town Meeting.) **Planning Board recommends approval.**

**Article 8.** To see if the Town will vote to adopt the 2022 Amendment to the **Poland Comprehensive Land Use Code** – Chapter 16 “Solar Energy Systems” and update Chapter 14 Definitions? (A copy of the proposed ordinance amendment is available for inspection in the Clerk's office, as well as on the Town's web site at polandtownoffice.org, and will also be available at Town Meeting.) **Planning Board recommends approval.**

## **MUNICIPAL ARTICLES**

### **Article 9.**

- 1) To see if the Town will vote to make all taxes assessed for the Town's 2023 fiscal year, July 1, 2022 through June 30, 2023, due in two (2) installments, with the first half (1/2) of the total amount assessed due and payable on **October 1, 2022**, and the remaining half (1/2) due on **April 1, 2023**; and to charge **interest** at the **rate** of four percent (**4.00%**) per year computed on a daily basis on any portion of the installment due that remains outstanding as of November 1, 2022 or May 1, 2023, and
- 2) To see if the Town will vote, pursuant to Title 36 M.R.S.A., section 506-A, to set the **interest rate** to be paid by the Town on **abated taxes** at three percent (3.00%), and
- 3) To see if the Town will permit the Tax Collector or their designee to waive **accidental tax interest payment shortages** in an amount not to exceed \$5.00.

**Board of Selectpersons and Budget Committee recommend approval.**

**Article 10.** To see if the Town will vote to appropriate the following **non-property tax resources** to reduce the total amount authorized to be raised by taxation,

	<u><b>FY 2022-23</b></u>
State Municipal Revenue Sharing:	\$ 562,870
Motor Vehicle Excise:	\$ 1,475,000
MDOT LRAP:	\$ 72,700
Ambulance Service Fees:	\$ 285,000
All Other Anticipated Revenues:	<u>\$ 329,342</u>
<b>TOTAL</b>	<u><b>\$ 2,724,912</b></u>

and further to see if the Town will authorize the Board of Selectpersons and Treasurer to accept any additional revenues or funds that may be used to reduce the amount required to be raised by taxation. **Board of Selectpersons and Budget Committee recommend approval.**

**Article 11.** To see if the Town will vote to authorize the use of funds from the Jane Ricker Trust, totaling **\$65,435**, and the AB Ricker Fund, totaling **\$18,438**, for the purpose of supplementing the Ricker Memorial Library operating budget for Fiscal Year 2023 in accordance with the Town’s Investment Policy. **Board of Selectpersons and Budget Committee recommend approval.**

**Article 12.** To see if the Town will vote to raise and appropriate **\$710,669** for Town **Administration** in the program areas indicated in the following accounts:

Administration	\$ 527,516
Contracted Services	\$ 107,394
Buildings & Grounds	\$ 61,762
CATV Administration	\$ 13,997
<b>TOTAL</b>	<b><u>\$ 710,669</u></b>

**Board of Selectpersons and Budget Committee recommend approval.**

**Article 13.** To see if the Town will vote to raise and appropriate **\$445,771** for **Community Services** in the program areas indicated in the following accounts.

Planning & Comm. Development	\$ 134,853
Recreation – Non-Programs	\$ 116,126
Health Officer	\$ 1,658
Beach Maintenance	\$ 6,190
Conservation/Lake Protection	\$ 10,000
General Assistance	\$ 5,000
Social Service Agencies	\$ 7,844
Ricker Library	\$ 156,600
Ball Fields	\$ 7,500
<b>TOTAL</b>	<b><u>\$ 445,771</u></b>

**Board of Selectpersons and Budget Committee recommend approval.**

**Article 14.** To see if the Town will authorize the Board of Selectpersons to expend **\$56,500** from existing balances of the Town’s **Tax Increment Finance (TIF) District II** Account, consistent with 30-A M.R.S.A. § 5251-5261, for the purpose of 2022-2023 funding of the Poland Community and Economic Development Committee (CEDC). **Board of Selectpersons and Budget Committee recommend approval.**

**Article 15.** To see if the Town will vote to raise and appropriate **\$967,741** **Public Works** and **Solid Waste** Departments in the program areas indicated in the following accounts.

Public Works Department	\$ 650,699
Solid Waste Department	\$ 317,042
<b>TOTAL</b>	<b><u>\$ 967,741</u></b>

**Board of Selectpersons and Budget Committee recommend approval.**

**Article 16.** To see if the Town will vote to raise and appropriate **\$1,618,426** for **Public Safety** in the program areas indicated in the following accounts.

Fire Rescue Department	\$ 1,052,186
Sheriff / Police Services	\$ 463,122
Dispatching	\$ 47,704
Animal Control Officer	\$ 12,000
Streetlights	\$ 19,694
Hydrants	\$ 17,720
Emergency Mgmt Agency	\$ 6,000
<b>TOTAL</b>	<b><u>\$ 1,618,426</u></b>

**Board of Selectpersons and Budget Committee recommend approval.**

**Article 17.** To see if the Town will vote to raise and appropriate **\$1,201,160** for **Financial Services** in the program areas indicated in the following accounts.

Non-TIF Debt	\$ 200,802
Insurances and Benefits	\$ 1,000,358
<b>TOTAL</b>	<b><u>\$ 1,201,160</u></b>

**Board of Selectpersons and Budget Committee recommend approval.**

**Article 18.** To see if the Town will appropriate from **Tax Increment Financing (TIF) District I** an estimated total amount of **\$588,126**, dependent upon actual mil rate, as follows:

Estimated Annual Revenue:	\$ 561,262
Debt Service	\$ 478,294
Annual Hydrant Fee (Est.)	\$ 39,397
Administrative Support (48%)	\$ 25,448
Legal, Assessing and Accounting	\$ 2,500
Heavy Duty Rescue Maint. & Equip	\$ 25,400
Bleeders	\$ 17,087
<b>TOTAL:</b>	<b><u>\$ 588,126</u></b>
Estimated Balance to TIF I	\$ -26,864
Estimated Cumulative Balance of TIF I	\$ 565,949

**Board of Selectpersons and Budget Committee recommend approval.**

**Article 19.** To see if the Town will appropriate from **Tax Increment Financing (TIF) District II** an estimated total amount of **\$611,222**, dependent upon actual mil rate, as follows:

Estimated Annual Revenue:	\$ 705,985
Debt Service	\$ 528,894
Administrative Support (44%)	\$ 23,328
Legal, Assessing and Accounting	\$ 2,500
CEDC	\$ 56,500
<b>TOTAL:</b>	<b><u>\$ 611,222</u></b>
Estimated Balance to TIF II	\$ 94,763
Estimated Cumulative Balance of TIF II	\$ 819,898

**Board of Selectpersons and Budget Committee recommend approval.**

**Article 20.** To see if the Town will appropriate from the **Downtown Village Tax Increment Financing (TIF) District** an estimated amount of **\$105,212**, dependent upon actual mil rate, as follows:

Estimated Annual Revenue	\$ 148,803
Debt Service	\$ 96,471
Administrative Support (8%)	\$ 4,241
Legal, Assessing and Accounting	\$ 2,000
Vehicle Maintenance	\$ 2,500
<b>TOTAL</b>	<b><u>\$ 105,212</u></b>

Estimated Balance to DTV TIF	\$ 43,591
Estimated Cumulative Balance of DTV	\$ 497,008

**Board of Selectpersons and Budget Committee recommend approval.**

**Article 21.** To see if the Town will vote to raise and appropriate **\$931,075** for the FY23 **Capital Improvement Program** for the Capital Reserve accounts indicated below:

<u>Capital Project</u>	<u>Amount</u>
Town Roads Reserve	\$ 484,075
Public Works Reserve	\$ 150,000
Contingency Reserve	\$ 20,000
Municipal Facilities Reserve	\$ 5,000
Fire Rescue Reserve	\$ 240,000
Technology Reserve	\$ 16,000
Conservation Reserve	\$ 1,000
Revaluation Reserve	\$ 15,000
<b>TOTAL</b>	<b><u>\$ 931,075</u></b>

**Board of Selectpersons and Budget Committee recommend approval.**

**Article 22.** To see if the Town will vote to raise and appropriate **\$1,018,941** for 2022-2023 County Taxes. **Board of Selectpersons does not recommend approval.**

**Article 23.** To see if the Town will vote to raise and appropriate **\$20,000** for **Overlay** for the purposes of granting tax abatements and addressing unforeseeable emergencies through the building of unassigned fund balance. **Board of Selectpersons and Budget Committee recommend approval.**

**Article 24.** To see if the Town will vote to authorize the Board of Selectpersons to transfer from the Town's unassigned fund balance an amount of **\$25,000** for the purpose of funding the Property Tax Assistance Ordinance. **Board of Selectperson and Budget Committee recommend approval.**

**Article 25.** To see if the Town will vote to authorize the Board of Selectpersons to transfer from the Town's unassigned fund balance an amount not to exceed **\$675,000** for the purpose of reducing the total amount authorized to be raised by taxation for the fiscal year 2023. **Board of Selectpersons and Budget Committee recommend approval.**

**Article 26.** To see if the Town will vote to authorize the Selectpersons to negotiate and execute any and all agreements, including up to a 25 year site license, for solar energy panels, located on the Public Works Salt Barn, and to take action and execute documents reasonably related thereto, necessary to facilitate a Power Purchase Agreement for a solar energy system that will serve the Town of Poland municipal facilities?

*Explanation: This action would allow the Town of Poland to acquire a \$228,271 solar energy system at no upfront cost. During the first five years of the PPA, the Town would purchase solar electricity at ~45% less than the Town's current utility rates. In the sixth year, the Town would have the opportunity to buy the system for \$143,811-63% of the upfront cost. The on-site solar energy generation would offset 17% of the Town's electricity needs, saving the Town \$510,000 over 40 years, and reducing carbon emissions by more than 151,500 pounds annually.*

**Board of Selectpersons and Budget Committee recommend approval.**

**Article 27.** To see if the Town will vote to approve the reallocation of **\$54,544** currently in the Law Enforcement Reserve account in the following manner:

- \$28,235 to the Solid Waste Reserve
- \$26,309 to the Town Roads Reserve

**Board of Selectpersons and Budget Committee recommend approval.**

**Article 28.** To see if the Town will approve the expenditure of up to **\$65,000** for two power lift stretchers to be funded by ARPA (American Rescue Plan Act ) funds received by the Town. **Board of Selectpersons and Budget Committee recommend approval.**

**Article 29.** To see if the Town will vote to authorize the expenditure of up to **\$150,000** from the Stone Trust for Library expenses as established in the donation documents. **Board of Selectpersons and Budget Committee recommend approval.**

**Article 30.** To see if the Town will vote to authorize the issuance of general obligation securities of the Town to finance costs of design, construction and equipping of an expansion of the Town **Library**, in an aggregate principal amount not to exceed **\$850,000**, hereby authorized and appropriated, with such dates, maturities, denominations, interest rate(s) and other details (including provisions that the bonds may be subject to call for redemption with or without premium) as the Municipal Officers shall determine. This would be funded from raised and appropriated taxation.

Total estimated debt service of this bond issue or contract is \$901,910 of which principal is \$850,000 and estimated interest rates ranging from 0.55 – 1.52%, depending on the year of maturity, over 10 years is \$51,910.

**Board of Selectpersons and Budget Committee recommend approval.**

### FINANCIAL STATEMENT

The issuing of bonds by the Town is one of the ways in which the Town borrows money for certain purposes. The following is a summary of the bonded indebtedness of the Town as of the date of this election.

Bonds Now Outstanding and Unpaid	\$ 8,406,855
Interest to be Repaid on Outstanding Bonds	<u>\$ 852,925</u>
Total to be Repaid on Bonds Outstanding	<b>\$ 9,259,780</b>
Additional Principal Amount of Bonds Authorized But Not Yet Issued	\$ 0
Total Maximum Additional Bonds to Be Issued if Approved	\$ 850,000
Estimate of Potential New Interest on Such Additional Bonds	<u>\$ 51,910</u>
<b>Total Additional Bonds to Be Issued and Estimated Interest if Approved by Voters</b>	<b>\$ 901,910</b>

When money is borrowed by issuing bonds, the Town must repay not only the principal amount of the bonds but also interest on the bonds. The amount of interest to be paid will vary depending upon the rate of interest and the years to maturity at the time of issue. The validity of the bonds and of the voters' ratification of the bonds may

not be affected by any errors in the estimates made of the costs involved, including varying interest rates, the estimated cost of interest on the bond amount to be issued and the total cost of principal and interest to be paid at maturity.

**Article 31.** To see if the Town will vote to exceed the LD1 property tax levy limit. **Board of Selectpersons and Budget Committee recommend approval.**

*Note: Must be voted by written secret ballot.*

**Article 32.** To see if the Town will vote to authorize an amendment to the “Heart of Poland” conservation easement to include Map 15 Lot 1 Sublot 6 and a portion of Sublot 5, as described and included in Revision IV, for a total easement acreage of approximately 104.2 acres. **Board of Selectpersons recommend approval.**


**Article 33.** To see if the Town will vote to authorize updates to the Poland Comprehensive Plan as presented. *(A copy of the proposed updates are available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting.)* **Board of Selectpersons recommend approval.**


**Article 34.** To see if the Town will authorize the Town Manager to apply, on behalf of the Town, for federal financing assistance under the provisions of the Land and Water Conservation Fund Act, Public Law 88-578 for the development of Ricker Community Park; and further authorize the Town Manager to enter into the Land and Water Conservation Fund Project Agreement with the State subsequent to federal approval of the project. **Board of Selectpersons recommend approval.**


**Article 35.** To see if the Town will approve the expenditure of up to **\$200,000** to replace and enhance the HVAC system in the Town Office, to more efficiently control heat and air exchange and provide for virus protection, to be funded by American Rescue Plan Act (ARPA) funds received by the Town. **Board of Selectpersons recommend approval.**

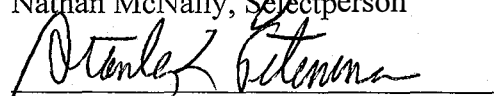
Originally signed the 15<sup>th</sup> day of February, 2022, and Article 22 Amended on this 1<sup>st</sup> day of March, 2022.

  
Stephen Robinson, Chairperson

  
Jane Pentheny, Vice-Chairperson

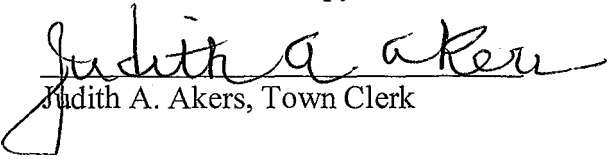
  
Nathan McNally, Selectperson

  
Mary-Beth Taylor, Selectperson

  
Stanley Tetenman, Selectperson

A majority of the Municipal Officers of Poland, Maine

ATTEST: A True Copy

  
Judith A. Akers, Town Clerk

**RETURN**

Pursuant to the within notice, I have notified and warned the voters of the Town of Poland, Maine to meet at the time and place for the purposes therein named, by posting this day an attested copy of the within warrant, at the Post Offices in Poland / Poland Spring and West Poland; also at the Town Office, our website and at the A. B. Ricker Memorial Library and Community House, the same being conspicuous and public places in said Town.

Amie Juergens  
Amie Juergens  
Resident of the Town of Poland

Date: 03/03/2022